022.0	0002	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	877,500	/	877,500
USE VALUE:	877,500	/	877,500
ASSESSED:	877,500	/	877,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
335		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIDGEON CHARLES
Owner 2:	
Owner 3:	
Street 1:	10 HAWTHORN DR
Street 2:	
Twn/City:	PLAINSBORO
St/Prov:	NJ Cntry: Own Occ: Y
Postal:	08536 Type:

PREVIOUS OWNER

Owner 1:	PIDGEON CHARLES -
Owner 2:	-
Street 1:	335 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,400 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1925, having primarily Brick Veneer Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10400.000	350,500		527,000	877,500
Total Card	0.239	350,500		527,000	877,500
Total Parcel	0.239	350,500		527,000	877,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 596.13 | /Parcel: 596.1

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
14460			04/06/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 022.0-0002-0003.A

!1832!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,400	0	10,400.	527,000	877,400	877,400	Year End Roll	12/18/2019
2019	101	FV	311,900	0	10,400.	560,000	871,900	871,900	Year End Roll	1/3/2019
2018	101	FV	311,400	0	10,400.	408,500	719,900	719,900	Year End Roll	12/20/2017
2017	101	FV	311,400	0	10,400.	355,800	667,200	667,200	Year End Roll	1/3/2017
2016	101	FV	311,400	0	10,400.	303,000	614,400	614,400	Year End	1/4/2016
2015	101	FV	275,600	0	10,400.	296,500	572,100	572,100	Year End Roll	12/11/2014
2014	101	FV	275,600	0	10,400.	243,800	519,400	519,400	Year End Roll	12/16/2013
2013	101	FV	275,600	0	10,400.	231,900	507,500	507,500		12/13/2012

PRINT

Date	Time
12/10/20	17:23:24

LAST REV

Date	Time
05/15/18	10:35:25
apro	

PAT ACCT. 1832

USER DEFINED

Prior Id # 1:	14460
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAMBERIS CHARLE	31605-442		8/4/2000		370,000	No	No		
	21113-14		4/1/1991		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2018	MEAS&NOTICE	BS	Barbara S
5/13/2009	Info At Door	372	PATRIOT
11/8/2000	MLS	MM	Mary M
4/19/2000	Inspected	276	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10400		Sq. Ft.	Site		0	80.	0.63	1			Med. Tr	-10					527,043						527,000	

Total AC/HA:	0.23875	Total SF/SM:	10400	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	527,043	Spl Credit		Total:	527,000

EXTERIOR INFORMATION

Type:	97 - Tudor
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	8 - Brick Veneer
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	5 - Tile
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.02969301
Adj $ / SQ:	173.761
Other Features:	68317
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	476274
Depreciation:	125736
Depreciated Total:	350538

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

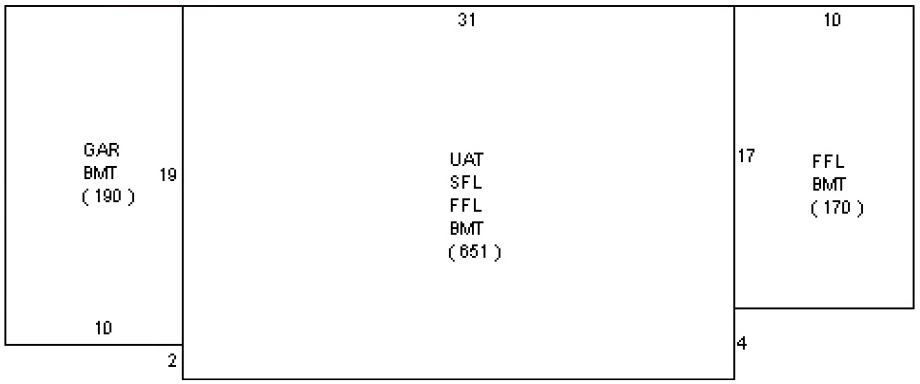
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	210.25
Special Features:	0	Val/Su Net:	123.59
Final Total:	350500	Val/Su SzAd	238.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,011	52.130	52,702
FFL	First Floor	821	173.760	142,658
SFL	Second Floor	651	173.760	113,118
GAR	Garage	190	28.990	5,509
UAT	Upper Attic	163	69.500	11,312

Net Sketched Area:	2,836			Total:	325,299
Size Ad	1472	Gross Are	3324	FinArea	1472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 022.0-0002-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: